



SITE FOR SALE – Approx. 0.1 acre - WITH DETACHED BUILDING

131 Greengairs Road, Wattston, Greengairs ML6 7SY

LOCATION:

Fronting Greengairs Road, the B803, in Wattston, a former mining village, now predominantly residential in nature, to the west of Greengairs. Principal amenities and facilities are available in Airdrie, 2.5 miles to the south and Cumbernauld, 2.5 miles to the north, each reached via the nearby A73 which also connects to the M80 at Junction 5 for Glasgow, Stirling and the national motorway network (M73, M74, M8, M9 etc.)

HAMILTON OFFICE:

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In the village of Wattston, a level site of approximately 445 sqm or 0.1 acres on which there is currently the former clubhouse of the disbanded Wattston and District Homing Society and associated car park.

Extending to approximately 96 sqm/1035 sqft, the clubhouse offers a hall/meeting room with small office off, kitchen and male and female/disabled toilets. The car park to the front is of tarmac and hardstanding.

The building may be suitable for alternative uses or the site could be redeveloped subject to all relevant local authority consents.

RATEABLE VALUE: £2,350

For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective purchasers should confirm the position for themselves.

OFFERS OVER £50,000 ARE INVITED and preference will be given to unconditional offers.

In the first instance all offers should be submitted to Mr Cameron of this office.



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